



43 Woodstock Road

Broxbourne, EN10 7PB

Price £810,000



OFFERED WITH NO UPWARD CHAIN!! KIRBY COLLETTI are delighted to offer this FOUR BEDROOM DETACHED HOUSE offering excellent potential for further extensions and remodelling. Located in one of Broxbourne's most sought after residential roads, within the catchment for OFSTED Outstanding Sheredes Primary School and The Broxbourne Secondary School, also a short walk to Broxbourne Railway Station, Local Shops, Barclay Park and Hoddesdon Town Centre.

Some of the many features include a Spacious Lounge/Diner, Kitchen, Morning Room, 41ft West Facing Rear Garden, Ground Floor W.C, uPVC Double Glazing, Gas Heating to Radiators, Garage and Parking for Numerous Cars.

- NO UPWARD CHAIN
- DINING ROOM
- EN SUITE SHOWER ROOM
- EXCELLENT POTENTIAL
- FOUR BEDROOM DETACHED HOUSE
- KITCHEN
- HIGHLY SOUGHT AFTER LOCATION
- LOUNGE
- 41FT WEST FACING REAR GARDEN
- GARAGE



ACCOMMODATION

uPVC entrance door to:

RECEPTION HALL

12'5 x 10'7 max (3.78m x 3.23m max)

Coved ceiling. Radiator. Stairs up to first floor. Understairs storage cupboard.

GROUND FLOOR W.C

7'4 x 2'10 (2.24m x 0.86m)

Front aspect uPVC double glazed window. Fully tiled walls and floor. Low level W.C. Wash hand basin with cupboard under. Radiator.

LOUNGE

18'5 x 12 (5.61m x 3.66m)

Dual aspect uPVC double glazed windows. Three wall light points. Coved ceiling. Feature fireplace. Radiator. Open to:

DINING ROOM

12 x 10'1 (3.66m x 3.07m)

Rear aspect sliding patio door to garden. Three wall light points. Coved ceiling. Radiator.

KITCHEN

13'10 x 10'2 max (4.22m x 3.10m max)

Rear aspect uPVC double glazed window. Range of light wood wall and base mounted units with granite worksurfaces over. Stainless steel single drainer sink unit with waste disposal. Built in electric oven. Electric hob with extractor fan above. Amtico flooring. Larder cupboard. Plumbing for washing machine and dishwasher. Integrated fridge.

MORNING ROOM

13'11 x 8'4 (4.24m x 2.54m)

Rear aspect uPVC double glazed window. Fitted cupboards. Radiator.

FIRST FLOOR LANDING

16'9 x 5'7 max (5.11m x 1.70m max)

Front aspect uPVC double glazed window. Access to loft. Airing cupboard.

BEDROOM ONE

17'2 x 9'7 max (5.23m x 2.92m max)

Front aspect uPVC double glazed window. Fitted wardrobes to one wall. Radiator. Door to:

EN-SUITE SHOWER ROOM

9 x 5'4 (2.74m x 1.63m)

Side aspect uPVC double glazed window. Fully tiled shower cubicle. Wall mounted wash hand basin with drawer under. Low level W.C. Fully tiled walls and floor. Chrome heated towel rail.

BEDROOM TWO

15'1 x 12'1 max (4.60m x 3.68m max)

Front aspect uPVC double glazed window. Radiator.

BEDROOM THREE

12 x 10'1 (3.66m x 3.07m)

Rear aspect uPVC double glazed window. Radiator.

BEDROOM FOUR

9 x 8'9 (2.74m x 2.67m)

Rear aspect uPVC double glazed window. Radiator.

BATHROOM

8 x 5'10 (2.44m x 1.78m)

Rear aspect uPVC double glazed window. Tiled enclosed bath with mixer tap and shower attachment. Wall mounted wash hand basin with cupboard under. Low level W.C. Fully tiled walls and floor. Heated towel rail. Shaver socket.

OUTSIDE

FRONT GARDEN

Block paved patio providing parking for several cars. Remainder laid to lawn. Access to:

GARAGE

18'2 x 8'7 (5.54m x 2.62m)

Up and over door. Two windows to side. Cupboard housing wall mounted gas boiler. Tap.

REAR GARDEN

Westerly facing 41ft deep x 43ft wide. Crazy paved patio. Laid to lawn with flower and shrub borders. Patio to either side. Summer house. outside tap. Pedestrian access to both sides.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

